

# The future of Bushfield Camp

Legal & General, Gisborne and the Church Commissioners for England are bringing forward proposals for the regeneration of Bushfield Camp, Winchester. The development of a best-in-class mixed use scheme has the potential to attract major brands looking for new headquarters to the county from sectors including life science, academia, media and the health sector.

The overall site extends to approximately 43 hectares (105 acres). Approximately half of the site will contain built development with

the other half to be managed as publicly accessible and biodiverse green space.

Our vision is to create an exciting mixed-use quarter for Winchester, opening up the area to provide a range of new public spaces for people to enjoy. The delivery of Bushfield Camp will generate new employment uses that will secure new social, economic and environmental benefits for the city, capitalising on the site's proximity to the centre of Winchester.



## The next chapter



We are sharing our story so far and need your help to write the next chapter.

We are engaging now to gather feedback and ideas that we can take into the design process.

In January we will be back consulting again on the concept masterplan.

And in March, we will invite feedback on the evolving masterplan before submitting an outline planning application in early summer 2023.

## Have your say



We invite you to read the panels and/or speak to the project team and then:

- **Fill in a feedback form** and leave it with us or send it back via Freepost to FREEPOST, MPC CONSULTATION (no stamp or post code required).
- **Visit our website** and fill in our online feedback form or leave your comments on our interactive map.



# Bushfield Camp

## The past

Bushfield is defined by a distinct grid layout of roads echoing the streets in central Winchester set out by **the Romans**. Whiteshute Lane, **an ancient route** which once connected Bushfield to the city centre, is now disconnected by the railway.

### Origins

The former downland at Bushfield is close to several important historical routes; the Roman road connecting Winchester with the fort at Bitterne on the Solent (St Cross Road now follows this route), and the medieval route from Romsey and the New Forest to Winchester across Whiteshute Ridge.

It is set amongst a network of arable fields and drove ways established during the medieval period.

### Military history

Bushfield Camp was used as part of the D-Day preparations as a marshalling area called C5. It had capacity for 430 vehicles and 2,500 people who were accommodated in the extensive prefabricated structures. Allied troops who camped here travelled to Normandy via Southampton Docks.

The camp remained in use by the Ministry of Defence until the 1970's and in 1979 was returned to the Church Commissioners.

Image 1: GJ Band & Bugles

Image 2: Derek Dine, Hampshire County Library



1. Bushfield Camp parade ground  
2. Nissan hut

Bushfield requisitioned for military training use; was originally a cornfield.

Start of WWII.

Used to train National Servicemen who subsequently went to Malaya or Germany.

A hostel for archaeological excavation volunteers 1964-67.

An accommodation for 223 Signals Squadron (Royal Corps of Signals, alias the Intelligence Corps) 1972-75.

Camp was progressively demolished.

1940

1950

1960

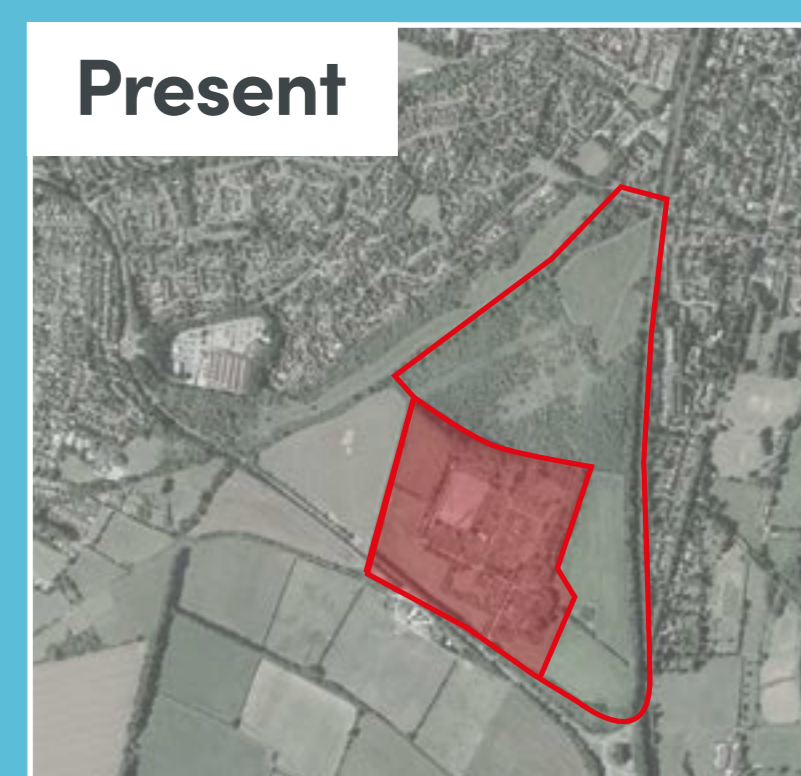
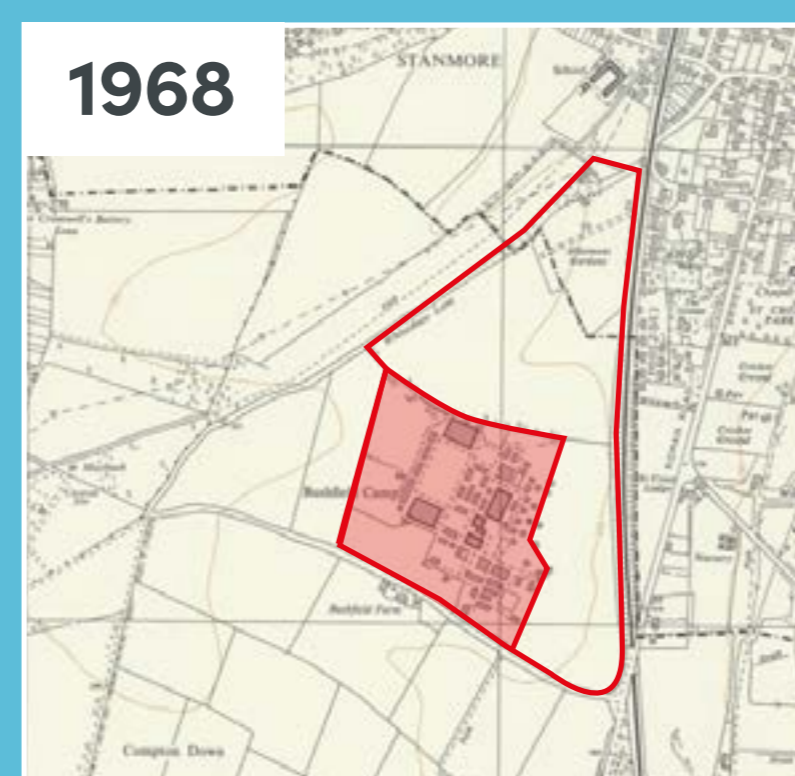
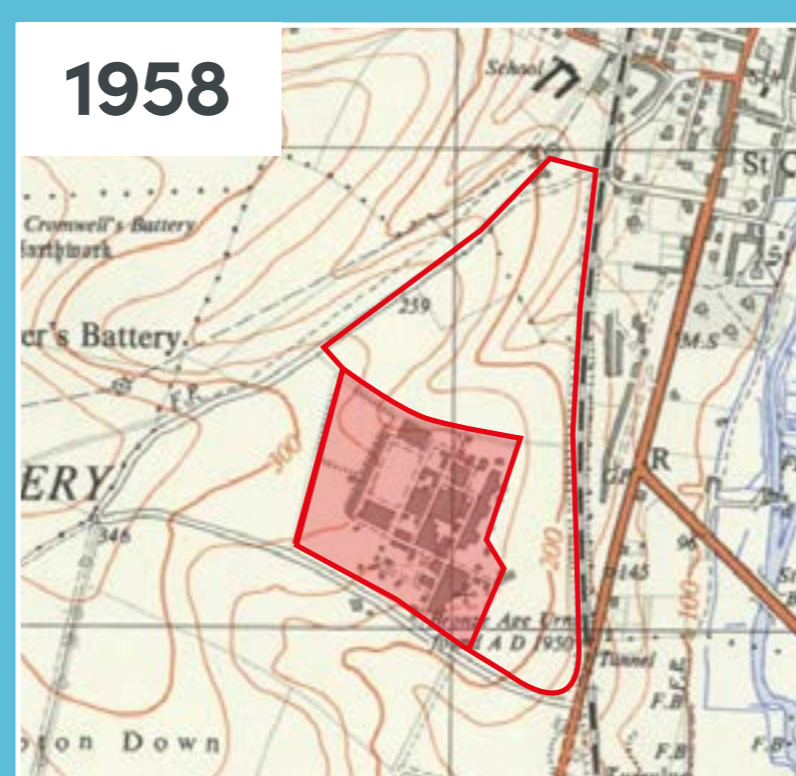
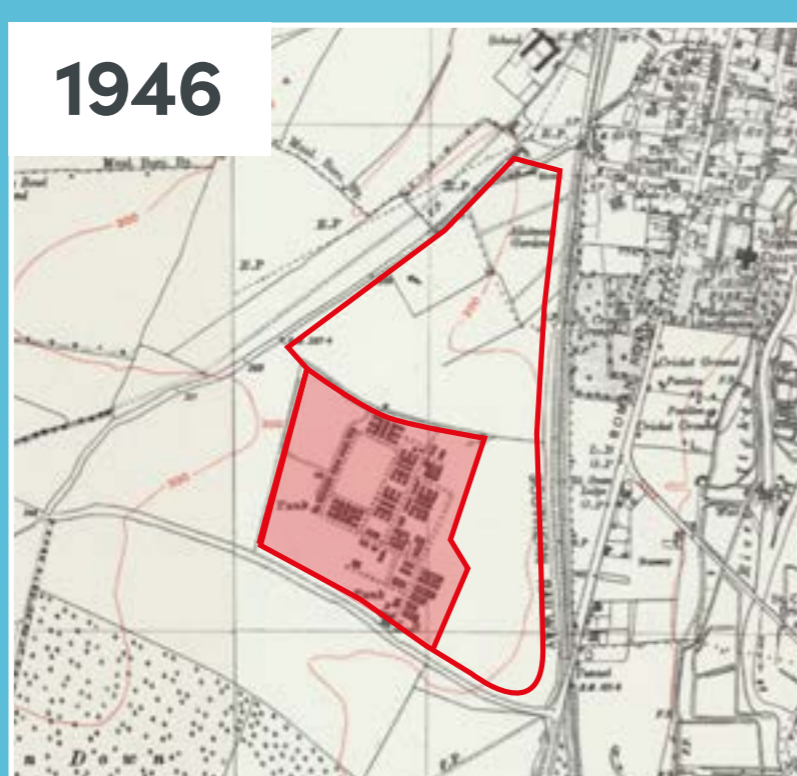
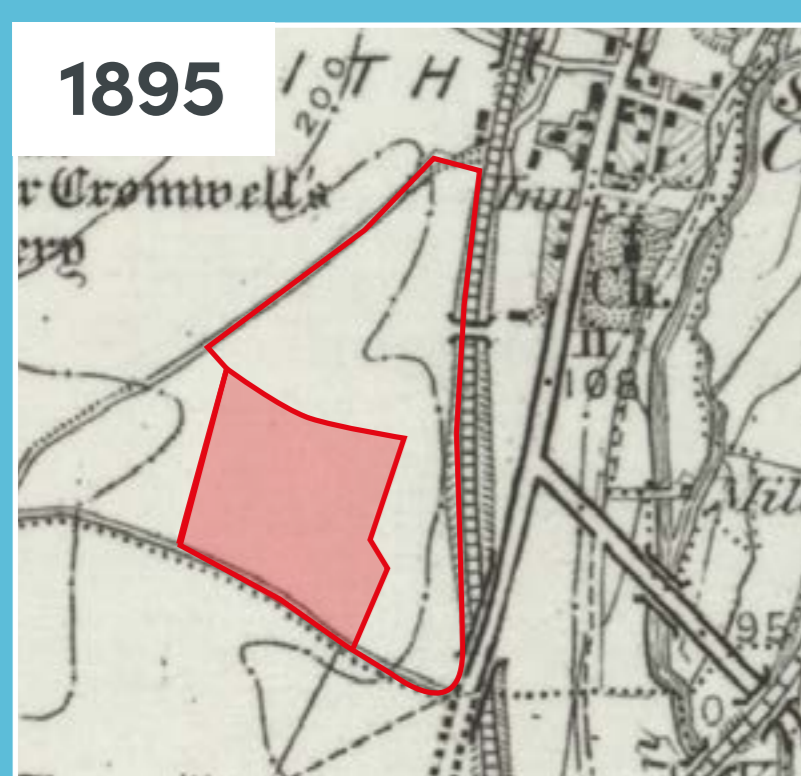
1970

Built at a cost of £100,000; jointly run by the Rifle Brigade and the King's Royal Rifle Corps.

Accommodated the Officer Cadet Training Unit (OCTU) for Americans who enlisted in the British Army.

A transit camp for troops returning from the Far East in 1967.

Camp was abandoned by the Ministry of Defence 1975-76 and closed in 1979.



# Bushfield Camp

# The present

Winchester City Council's Green Economic Development Strategy aims to ensure that Winchester and the wider District benefits from investment in new **infrastructure and innovation**, growth of new goods and services, and demand for the **new jobs and skills** needed to enable the transition to net zero. Due to its location, Bushfield Camp has a key role to play in realising this ambition.

Remaining steel frame which formed part of the Camp's Gymnasium building.



## Winchester District Local Plan Part 1: Joint Core Strategy 2013 (Policy WT3)

- Allocated as an Employment Site.
- 20 hectares of land for development.
- Exemplary design and configuration so as to have an acceptable impact on the setting of Winchester, the South Downs National Park and the wider area.
- Secures public use of the undeveloped part of the site for recreational purposes.

## Winchester City Council's Draft Regulation 18 Consultation Plan 2022 (Policy W5)

- High quality flexible business and employment space, an innovative/education hub and creative industries.
- Approx. 20 hectares to contain built development.
- High standard of architectural design and quality materials and detailing.
- Create and provide high quality public spaces and improvements to the public realm.



Bushfield Camp's parade ground with the steel frame of the gymnasium building behind it.



Cromsey Road, the main access route to the Camp from Badger Farm Road.

Possibility of residential development introduced. The City and County Council both maintained this was inappropriate and the Secretary of State for the Environment supported this view.

An application lodged to construct tennis courts and teaching facilities. The application was withdrawn before a decision was reached.

Allocated under expired Policy W.3 which related to open sports, informal recreation and small scale tourism-related uses.

The site was included in the Council's Draft Regulation 18 Consultation Plan which is currently out for consultation.

1980

1990

2000

2010

2020

Property Services Agency sought the views of WCC regarding an alternative use. It was determined that the only appropriate alternative was agriculture or recreation.

Tesco sought outline planning permission for a superstore. This was thrown out at appeal.

The site remained abandoned and continued to decline.

Allocated as an employment site (WT3) within the Winchester District Local Plan Part 1: Joint Core Strategy 2013.



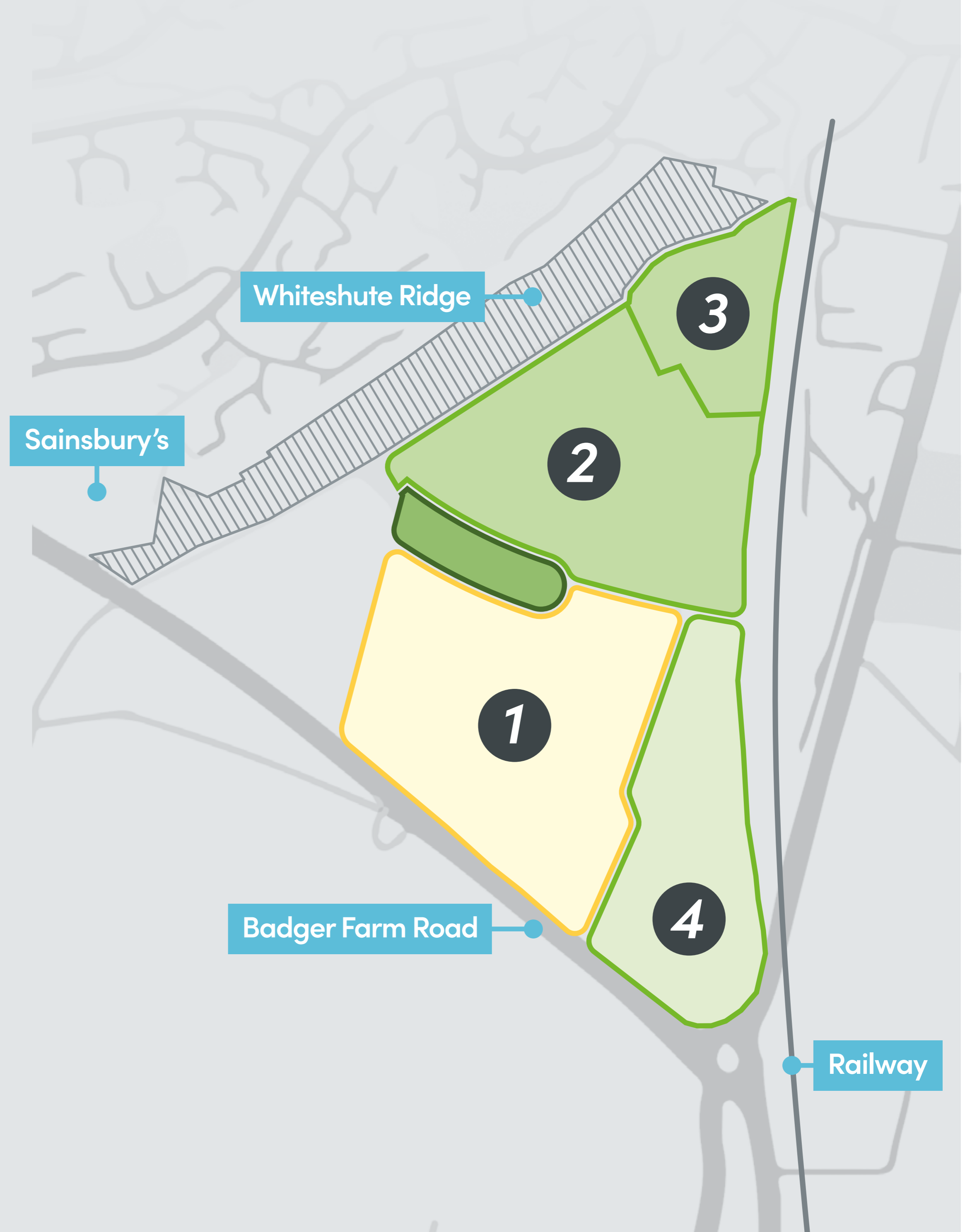
# Bushfield Camp

## *Past and future uses*

The site is approximately **43 hectares** and was previously occupied by a Second World War military establishment known as Bushfield Camp. The northern part of the site is now used by local residents for recreation. The remains of Bushfield Camp attract anti-social behaviour and fly tipping.



External and internal view of the remains of the Military Transport Building.



### Former military camp <sup>1</sup>

The site now comprises the redundant hardstanding for the former camp roads and parade grounds and naturally regenerating scrub and grassland.

### Existing scrub and grassland <sup>2</sup>

The northern part of the site comprises scrub and grassland with informal access, used by local residents for walking and dog walking.

### Former allotments <sup>3</sup>

Allotments once occupied the northernmost portion of the site. The is now scrub and grassland.

### Agriculture <sup>4</sup>

The land now occupied by the derelict military camp was formerly a cornfield. Arable fields still exist to the east and west of the camp.



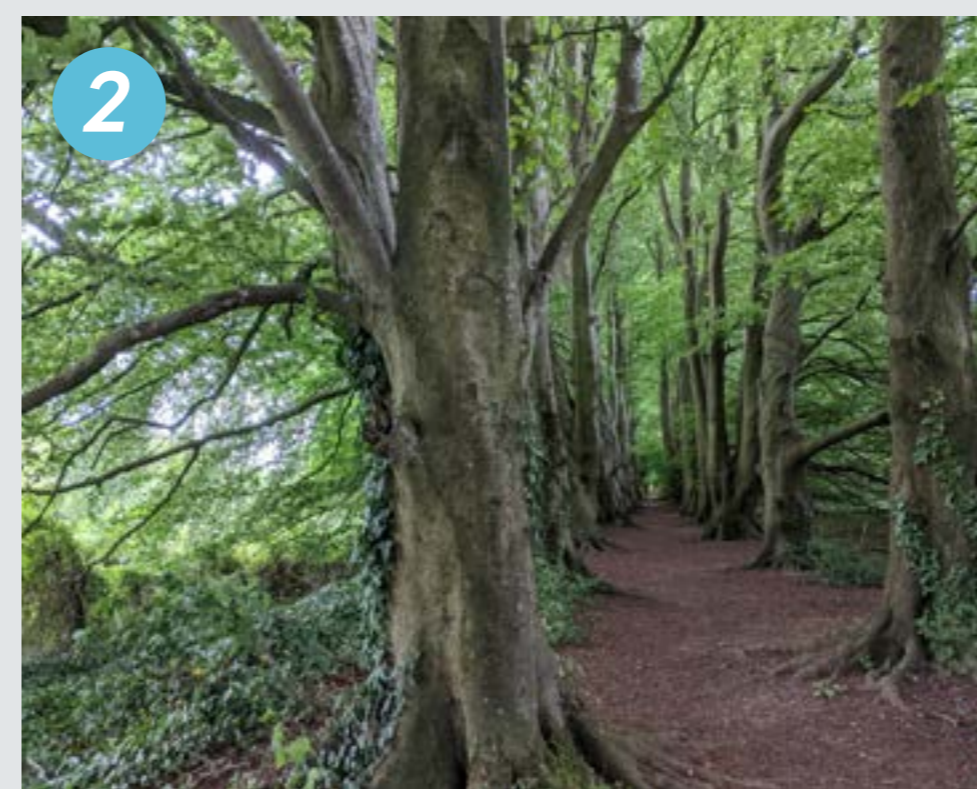
# Bushfield Camp

## Our understanding

The **mature and rich landscape** of Bushfield is difficult to access for many with several of the main links dominated by traffic, which limits the quality of experience by pedestrians and cyclists and disconnects it from key recreation routes.

### Key issues include:

- **Cut off from the city centre** by traffic and railway barriers.
- **Poor legibility** of pedestrian, cycle and vehicular routes.
- **Lack of pedestrian and cycle routes** along key roads, through the site and to existing communities.
- A significant number of **mature trees on site**, many classified as Class A and protected by Tree Protection Orders (TPOs).
- Existing **beech hanger** (TPO group) is visible from the wider city.
- **Priority habitats** which need to be retained and protected.
- **Dynamic topography** which provides spectacular long views to some of the city's key landmarks.
- Adjoins the **South Downs National Park** and is clearly visible from St Catherine's Hill (SAM) and Pilgrim's Trail.

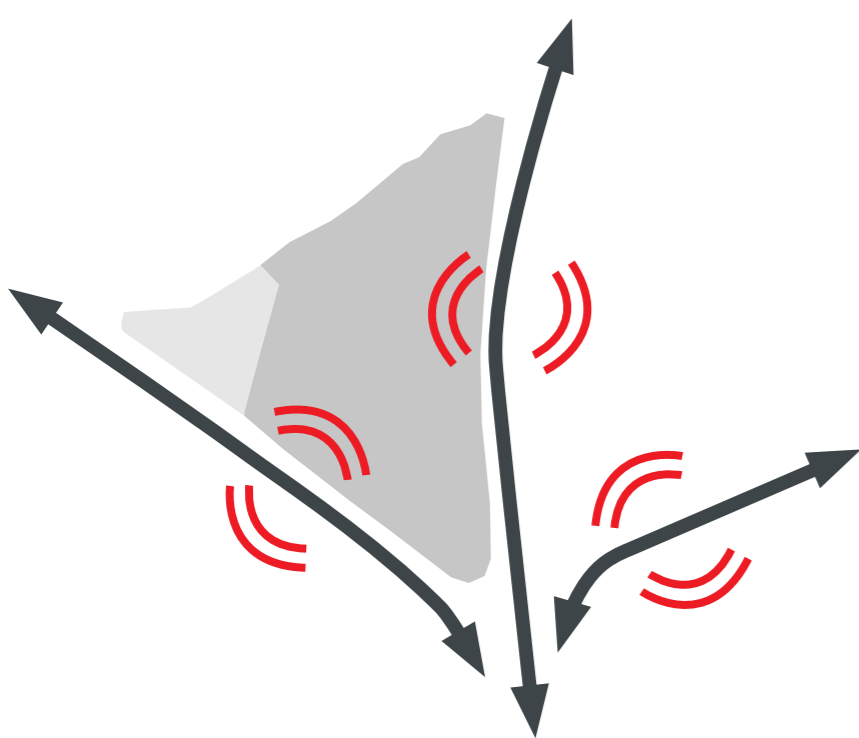


1. Badger Farm Road fast vehicle route without cycle and pedestrian routes.

2. Mature linear beech planting on a steep hillside, characteristically growing on chalk in southern England.

3. Priority habitats to be retained and protected.

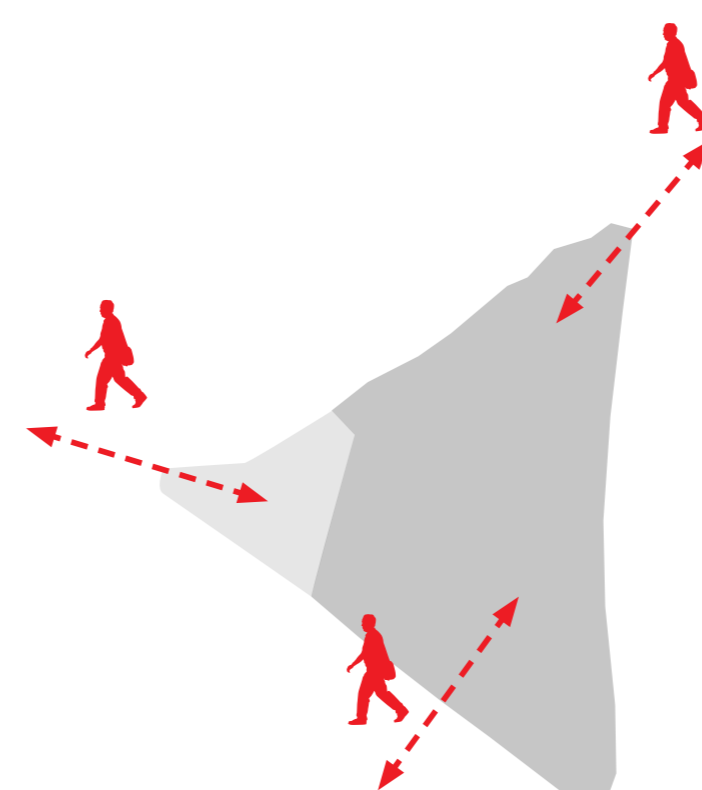
### Major roads and rail



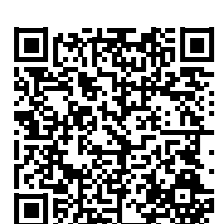
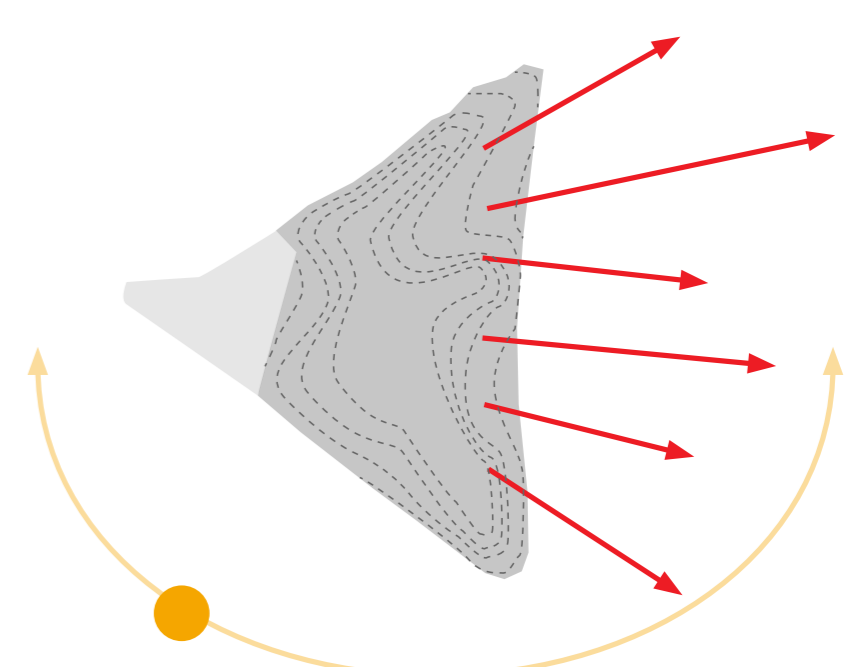
### Trees and hedgerows



### Poor access points



### Topography and views



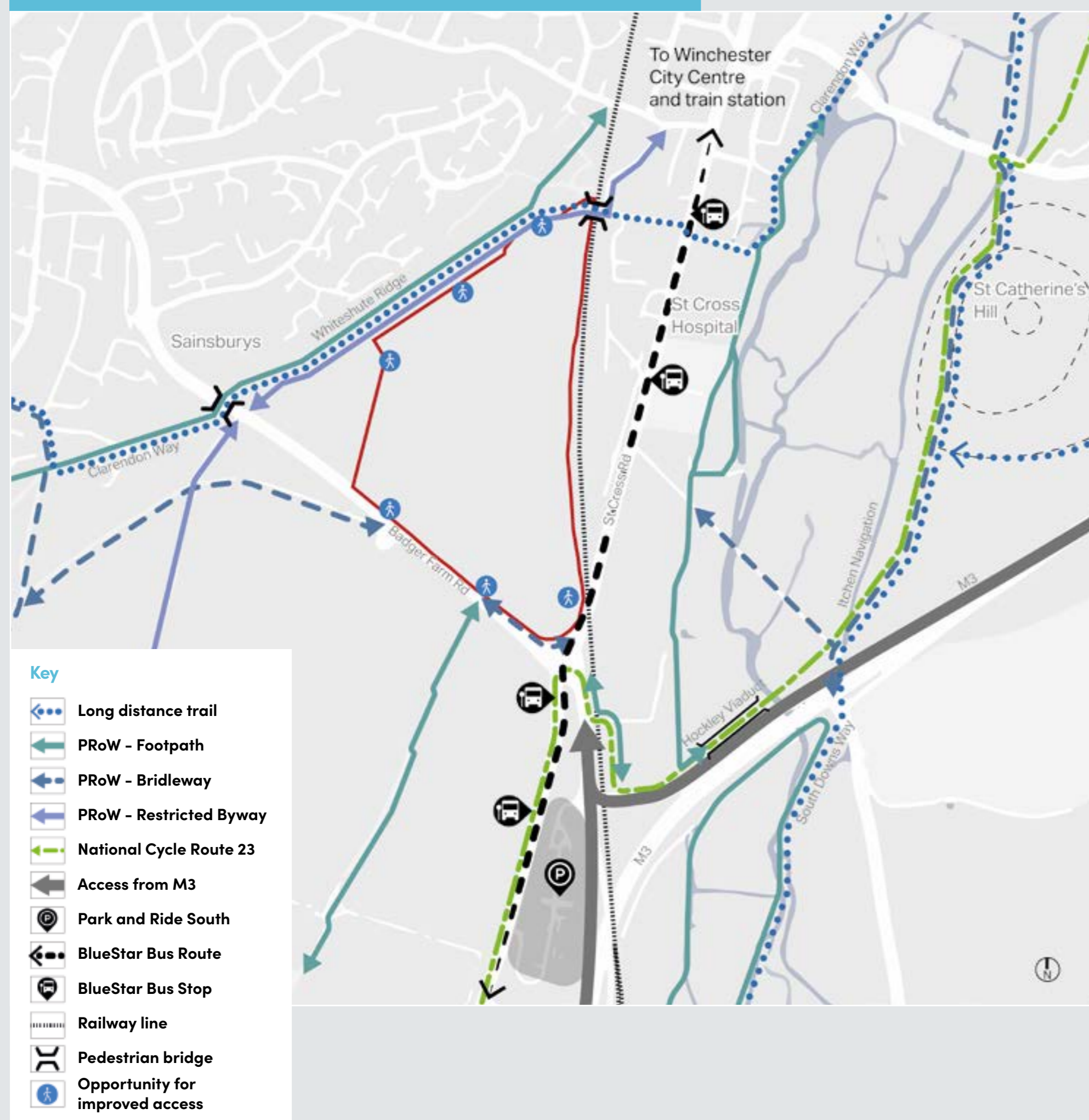
# Bushfield Camp

# Movements and links

Bushfield benefits from close proximity to the M3 and Winchester South Park and Ride but is difficult to access by foot and cycle and has little in the way of public transport.

The development provides an opportunity to **improve walking, cycling and public transport links** and create a new quarter encouraging active and non-car based travel, carefully managing parking requirements.

## Improvement opportunities



## Existing network

- Bounded by the rail line, Whiteshute Ridge open space and the high-speed Badger Farm Road.
- Clarendon Way long distance footpath runs along the edge of Whiteshute Ridge, crossing over the rail line and connecting to St Cross Hospital and the River Itchen.
- National Cycle Route (NCR) 23 links to the Hockley viaduct, St Catherine's Hill and Compton via the St Cross Roundabout which currently has difficult pedestrian and cycle connections.
- A footbridge connects across Badger Farm Road to the west of the site but the road currently lacks any foot or cycle paths.
- Pedestrian and cycle connections to the city centre exist from the north of the site but are in need of improvement.
- The BlueStar 1 Southampton to Winchester bus currently runs along St Cross Road with a stop on Otterbourne Road near the Park and Ride, with the Park and Ride bus running along Badger Farm Road. The rail station is two miles away from the camp area and not readily walkable.

## Potential improvement opportunities

- A new pedestrian/cycle connection to the city centre within the site.
- Improved foot/ cycle ways along Badger Farm Road towards Sainsbury's and the community centre.
- Signalising the St Cross roundabout and improving pedestrian and cycle crossings towards the Park and Ride and NCR 23.
- Providing new bus links into the site connecting to Winchester rail station.
- Improving the surfacing of paths connecting into Whiteshute Ridge with bound gravel or similar (not tarmac).
- Designing so carparking is kept to the edges to create a walkable, people friendly network.
- Improved vehicle access points either from Badger Farm Road or directly from the St Cross roundabout.



Opportunity to improve connectivity along Badger Farm Road which lacks pedestrian and cycle paths.



Potential to link into the wider leisure network via Hockley Viaduct.



Difficult pedestrian/cycle environment at St Cross Roundabout.



# Bushfield Camp

## *Views and topography*

Key views both to and from the Bushfield site are being carefully considered to inform the development of the masterplan to ensure it is **sensitively integrated** within its landscape context.

The site is situated in an elevated position on the west slopes of the Itchen Valley. There are several key visual connections that **inspire and direct the vision** for taking this site forward as a positive development and recreation opportunity.



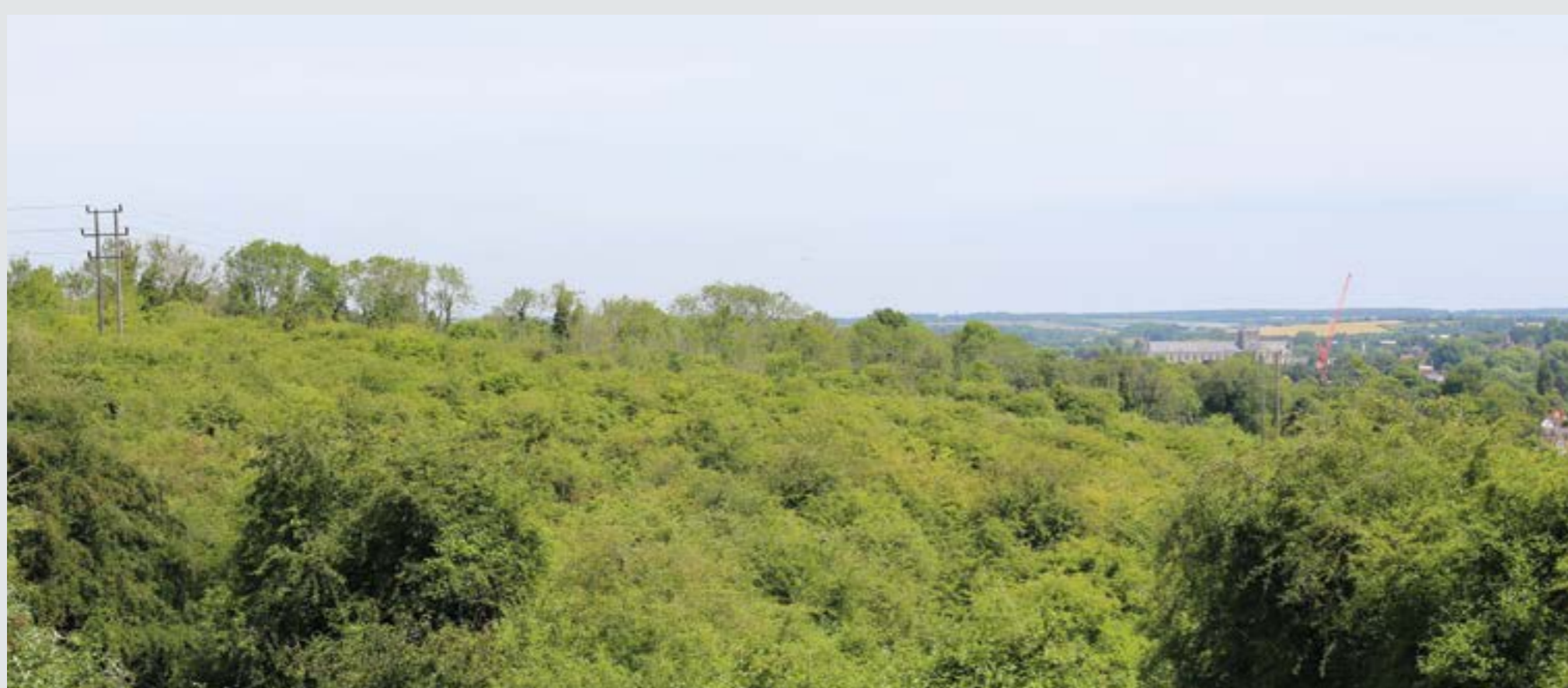
### Key views

- To the east**
  - Low-lying water meadows through which the chalk River Itchen meanders southwards.
  - The land rises within the South Downs National Park.
  - Views towards the Hospital of St Cross and over the River Itchen Valley to St Catherine's Hill and the South Downs National Park.
- To the west**
  - The land rises to Whiteshute Ridge adjoining the site, and then to Teg Down.
- To the south**
  - The land falls slightly before rising again to Compton Down.
- To the north**
  - Wonderful views over the city centre and Winchester cathedral, and also eastwards.

### Views from the site



View towards St Catherine's Hill



View towards Winchester Cathedral

### Views into the site



View from St Catherine's Hill



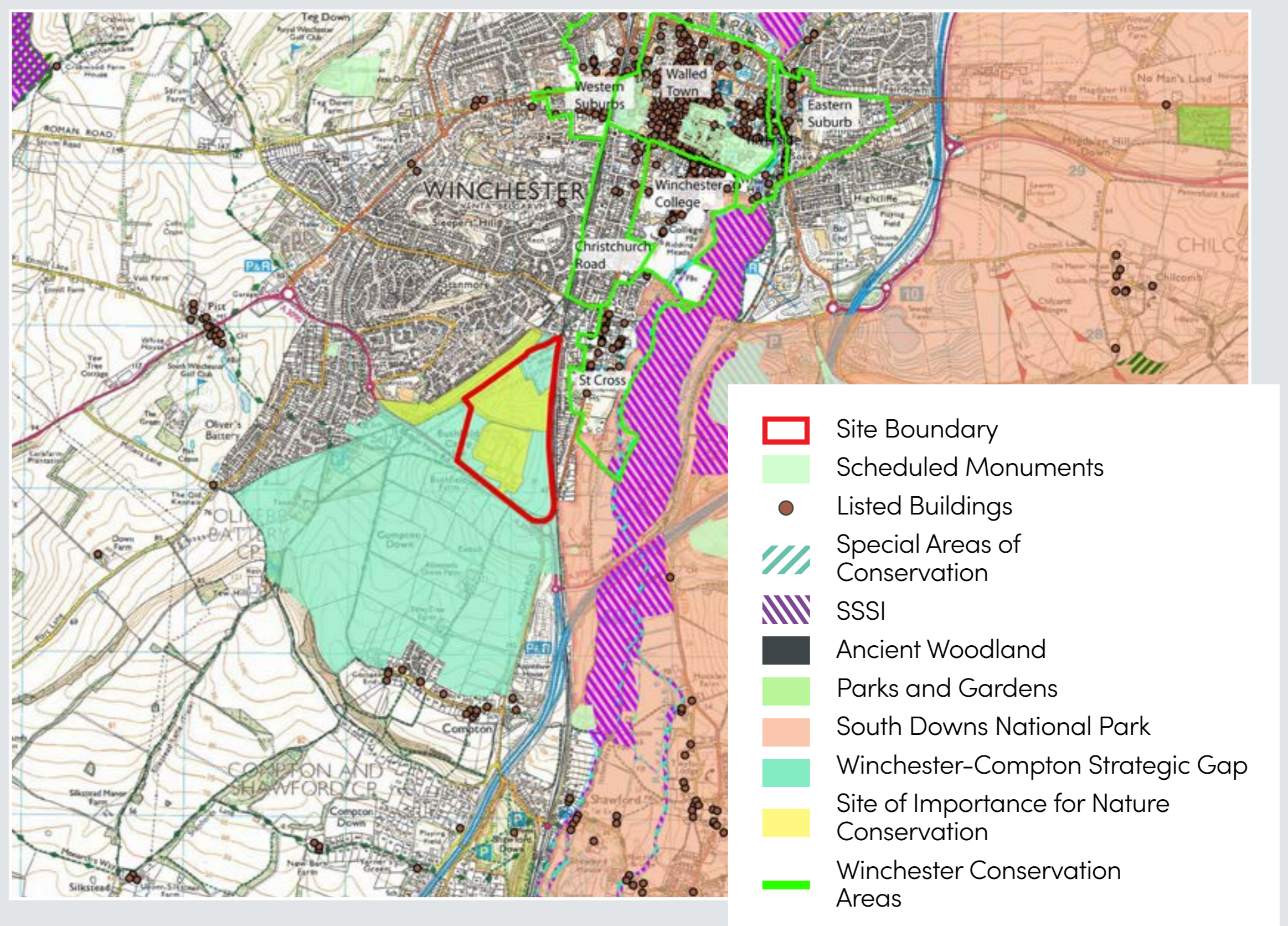
View from Hurdle Way, Compton Down looking north towards the site



# Bushfield Camp

# Landscape and ecology

The development of Bushfield Camp will respond sensitively to the existing ecology on the site and landscape character. There is an opportunity to enhance the existing habitats as many of these are in poor to moderate condition, with the aim to instigate management of the site which will **increase biodiversity** and ensure the long term survival of the species currently present. Ecological connections can be strengthened to create **a place where both people and wildlife can thrive**.



## Trees and vegetation

The site contains the following:

- Scrub habitat of various plant species, semi-improved grassland and the following Priority Habitats: improved grassland, lowland calcareous grassland/lowland meadow, broadleaved woodland and hedgerow.
- The land was designated as a site of Importance for Nature Conservation for the grassland habitat. These were assessed to be in poor condition and they are deteriorating, requiring active management.
- Large amounts of scrub and areas of lower ecological value including in the hard standing and arable fields.
- A number of the trees protected by tree preservation orders including the Beech hanger.



Calcareous grassland and scrub in the north of the site.

## Wildlife

Ongoing onsite ecological surveys have found a number of protected species including:

- Slow worm.
- Common lizard.
- Hazel dormouse.
- Foraging and commuting habitat for a variety of bat species.



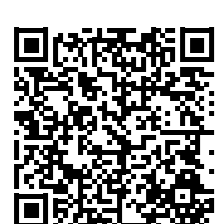
Existing arable fields with potential for habitat creation.

## Opportunity

- Graze, similarly to Whiteshute Ridge, the chalk grassland in the north of the site to control scrub encroachment.
- Create new areas of chalk grassland, native woodland, scrub and wetland in the arable fields to the east of the site.
- Weave nature rich habitats through the built development with sustainable urban drainage, green roofs and tree planting.
- Include enhancement features for biodiversity such as bat and bird boxes, dead wood piles and underground shelters for reptiles.



Existing Beech Hanger.





# Bushfield Camp

## Our vision and development principles

Our approach aims to create a **safe and prosperous** place where people want to visit, learn, work and do business. Four key themes help us understand this vision and will form the central principles of the masterplan.



1.



### A well connected destination

- Easy to get to by foot, cycle and public transport.
- Clear pedestrian access to surrounding areas.
- Encouraging slower traffic, walking and cycling.

2.



### A vibrant place

- Public realm that supplements the city.
- Inclusive meeting places, streets and spaces.
- Clear public spaces used to gather.
- Responds to post pandemic shift in the approach to work, life and wellbeing.

3.



### Inclusive and inviting for all

- Mix of employment uses supported by appropriate amenities.
- Maximised interaction between activities in buildings and public realm.
- Active and inviting for all.

4.



### A learning quarter

- Synergies created between business, education, research, tourists and local residents.
- Public realm design as a place to meet, interact and share ideas.
- Adaptable to change.



# Bushfield Camp

## *A new quarter for Winchester*

The project presents a huge opportunity to create a scheme which puts **sustainability, inclusivity and wellbeing** at the heart of its design.

The development of Bushfield Camp will help Winchester deliver on the aims set out in the Green Economic Development strategy, seeking to continue economic growth whilst reducing net carbon emissions.

### 1. Drovers Field

- Semi natural accessible open space.
- Opportunity for outdoor education.
- Potential for improved connections.

### 2. Beech hanger

- Lookout point.

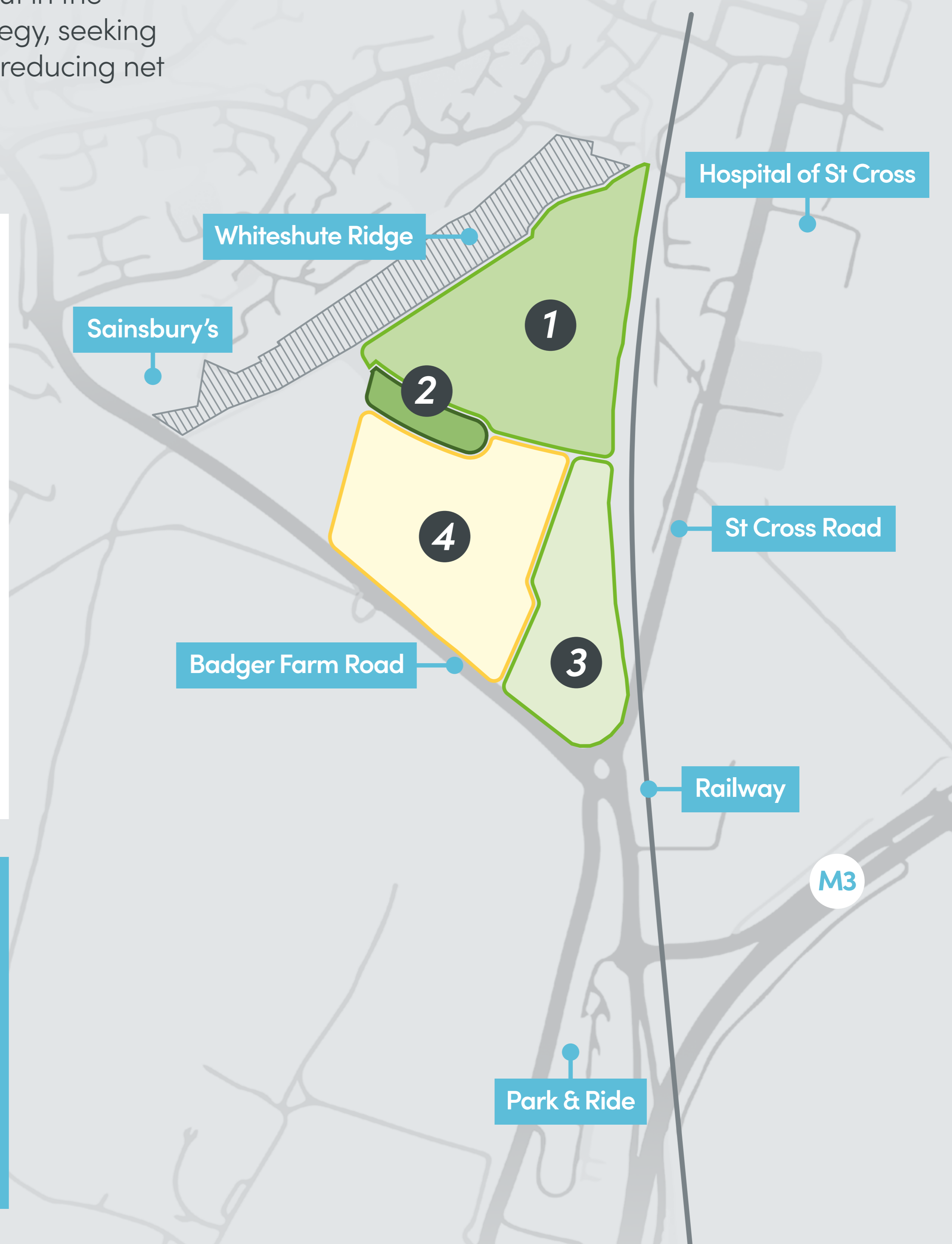
### 3. Meadows

- Gateway from the south.
- Opportunity for habitat creation of new calcareous meadow, wetland and woodland planting.

### 4. Development

- Employment led mixed use.
- Set within a framework of green public spaces.

**We want your help** to create a masterplan that will deliver an **inspiring and inclusive** innovation quarter that expands and enhances the unique qualities of the natural landscape.



# Bushfield Camp

## *Our social and environmental values*

In June 2019, Winchester City Council declared a climate emergency. The Council is committed to becoming a carbon neutral local authority by 2024 and aiming for the wider district to be carbon neutral by 2030. The Bushfield Camp masterplan will seek to be an exemplar **sustainable, biodiverse and generation conscious** development.



### **Nature first**

Focus on biodiversity with varied and integrated habitats.



### **Generative site**

Synergises connecting office tenants and other local businesses to support existing communities.



### **New wellness spaces**

Network of trails within and connections to wider area encouraging a more active community.



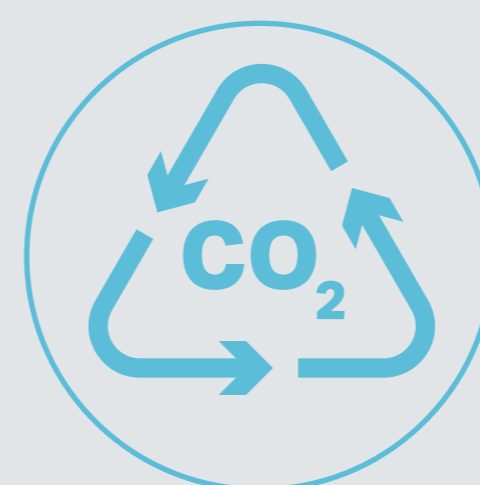
### **Shared modular typology**

Shared character through the site, with off site fabrication increasing quality, reducing waste and creating less construction noise and traffic.



### **Green infrastructure**

Generative green spaces to serve as carbon sinks which also act as collaborative social spaces and provide opportunity for habitat restoration.



### **Operational sustainability**

Prioritising daylight, incorporating natural ventilation and rainwater harvesting.



### **Blue infrastructure**

Embedded storm water management, reducing surface water run off and feeding green corridor connections as well as enhancing local ecology.



### **Considered structures**

Integrated within the landscape and use of native species and natural materials as well as topography to extend green spaces.



### **Learning and growing**

Opportunity for allotments, community gardens, creating partnerships with local schools and occupants and emphasising local produce.



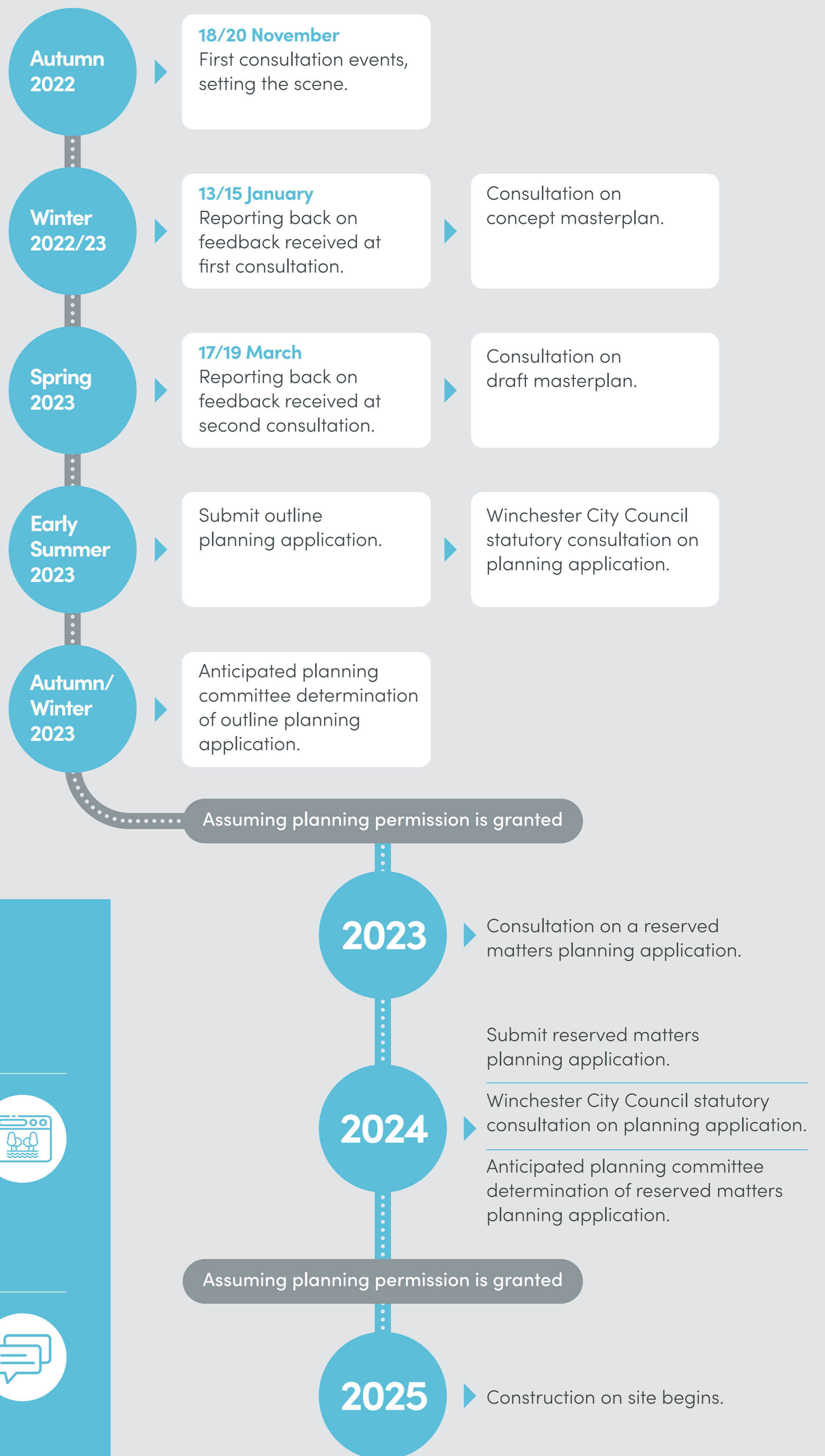
### **In balance with historic Winchester**

Sustainable architecture informed by natural, local materials and vernaculars, creating continuity and identity.



# The future of Bushfield Camp

We know how important this site is to Winchester and wider district and we want to collaborate with local stakeholders to create a scheme that puts **sustainability, inclusivity and wellbeing** at the heart of its design.



## Help us shape the future of Bushfield Camp

### Visit our website

Tell us what you think by leaving a comment on our interactive map or by filling in our digital survey.

[www.bushfieldcampregeneration.co.uk](http://www.bushfieldcampregeneration.co.uk)

### Contact us

Email: [info@bushfieldcampregeneration.co.uk](mailto:info@bushfieldcampregeneration.co.uk)

Phone: 0800 148 8911

Write to: Freepost MPC CONSULTATION  
(no stamp or post code required)



# Bushfield Camp

## Our stakeholders

We want our consultation to be **inclusive, engaging far and wide across Winchester** and the wider district. As well as sending our newsletter to over 3,500 local addresses around the site, we reached out to the below list of stakeholders to invite them to engage and participate in our consultation.

If you think there is a local group, charity or business we have missed, **let us know on your feedback form.**

Thank you for helping us reach all of the community.



Winchester City Council

Steve Brine MP

Hampshire County Council

Oliver's Battery Parish Council

Hursley Parish Council

Otterbourne Parish Council

Compton and Shawford Parish Council

Badger Farm Parish Council

Save South Winchester Campaign Group

Bushfield Down Supporters group

South Downs Local Residents' Association

Compton Down Residents' Association

Compton Village Association

Shawford Residents Association

City of Winchester Trust

South Downs National Park Authority

Enterprise M3

Hampshire Chamber of Commerce

Winchester BID

University of Winchester

Southampton University

Winchester School of Art: University of Southampton

Oliver's Battery Primary School

Stanmore Primary School

St Peter's Catholic School

Winchester Action on the Climate Crisis

Cycle Winchester

The Cycle Company

Hampshire and Isle of Wight Wildlife Trust

Campaign to Protect Rural England (Hampshire)

Diocese of Winchester

Parish of St Faith

St Mark's Church

Compton Church

Hospital of St Cross

Friars Gate Practice

Wessex Academic Health Science Network

Hampshire and Isle Of Wight Integrated Care Board

Winchester Hospice

8th Winchester Scout Group

Girlguiding Hampshire East

Trefoil Guild

Street Reach Winchester

Carroll Centre

Winchester Youth Collective

Hampshire Young Farmers (Winchester)

Winchester Royal British Legion

ATR Winchester

Hampshire Cultural Trust

Winchester GOLD

Enham Trust

Purple Oak Support

Ramblers Winchester

Winchester U3A

Hampshire Walkers 20s/30s

Hampshire Walkers 40+

Nordic Walking

Energise Me

Bespoke Biking

VC Venta Winchester Cycling Club

Winchester CTC

Worthy Wheelers Cycling Club

New Forest Mountain Bike Club

